

MINUTES OF GIG HARBOR CITY COUNCIL MEETING – DECEMBER 13, 2010

PRESENT: Councilmembers Ekberg, Young, Franich, Conan, Malich, Payne, Kadzik, and Mayor Hunter.

CALL TO ORDER: 5:30 p.m.

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. Approval of the Minutes of City Council Meeting of November 22, 2010.
2. Liquor License Action: a) Application – JW Restaurant LLC.
3. Appointment to Civil Service Commission.
4. Appointment to Arts Commission.
5. Renewal of Radio System Use Agreement.
6. Interagency Agreement with Washington State Arts Commission.
7. Shorecrest Sewer System Sewer Rate and Connection Charge Analysis - Consultant Services Contract / Peninsula Financial Consulting.
8. Wetland Delineation Contract – Wilkinson Farm Park.
9. Wetland Delineation Contract - Twawelkax Trail.
10. Resolution – Fee Schedule Update.
11. Resolution – Surplus Equipment.
12. Resolution – Amendments to Flexible Spending Plan.
13. Amendment No. 1 to Grant Agreement – Department of Ecology.
14. Department of Commerce Economic Development Grant Agreement.
15. Lobbying Services Contract Extension.
16. Legislative Agenda Amendments.
17. Amendment to Eddon Boatyard Lease Agreement – GH Boatshop.
18. Transportation Improvement Board Grant Award – Rosedale St / Cushman Trail to Skansie Ave.
19. Approval of Payment of Bills for November 22, 2010: Checks #65095 through #65211 in the amount of \$967,317.34.
20. Approval of Payroll for the Month of November: Checks #5786 through #5808 in the amount of \$311,811.72.

Mayor Hunter announced that item number 17 was being moved to New Business for further discussion.

MOTION: Move to approve the Consent Agenda as amended.

Conan / Malich – unanimously approved

Mayor Hunter introduced Martha Reisdorf, new member of the Gig Harbor Arts Commission.

PRESENTATIONS:

1. Swearing In Ceremony: Officer Carson Abell and Reserve Officer Lynn Mock. Chief Mike Davis introduced Officer Carson Abell and gave a brief overview of his background. Mayor Hunter performed the swearing in ceremony.

Chief then asked Reserve Officer Lynn Mock to come forward. He spoke highly of her tenure with the department as the CSO; a position lost due to budget constraints. Mayor Hunter performed the swearing in ceremony.

2. DUI Task Force Award – Officer Raquel Brunson. Chief Davis asked Officer Brunson to come forward and be recognized for her dedication and efforts in the high number of DUI arrests she made in 2010.

3. Design Review Board – Green First. Chair of the DRB, Darren Filand introduced the members of the Design Review Board present: Rick Gagliano, John Jernejcic, David Fisher and Kay Paterson. Mr. Filand presented a PowerPoint presentation on the DRB's efforts to come up with strategies for improving plat layout and design to better integrate and retain existing trees and vegetation.

Council was complimentary of these efforts with the caveat that any buffering adjustments adjacent to existing residential areas be carefully considered. Tom Dolan explained that there is a recommendation that this be placed on the Planning Commission Work Program for 2012.

Certified Emergency Manager Designation - Recognizing Dick Bower, Building / Fire Safety Director. Mayor Hunter recognized Dick for achieving the designation of CEMP and the Accredited Code Official certificate. He stressed that the city is very lucky to have someone of Dick's caliber and talent working here.

4. Permit Portal Dashboard Presentation. Permit Coordinator Patty McGallian demonstrated the web-accessed Permit Portal Dashboard program. She explained the value of this new program that allows contractors, managers and staff to access timely information about construction projects and the ability to produce real-time reports on many different topics.

OLD BUSINESS:

1. Second Reading of Ordinance – Temporary Signs in C-1 Zoning District / Sign Area. Planning Director Tom Dolan gave an overview for this ordinance that will replace the interim ordinance adopted to allow the Gig Harbor History Museum to hang temporary banners.

Jennifer Kilmer – GHP History Museum. Ms. Kilmer voiced her appreciation for consideration of this text amendment that would allow the museum to better market

their programs. She answered Council questions regarding the size and placement of banners.

MOTION: Move to adopt Ordinance No. 1203 as presented.
Payne / Ekberg – unanimously approved

2. Public Hearing – Maritime Pier Parking Lot and Pier Conceptual Design. Mayor Hunter gave a brief overview of three objectives for this site: 1) to construct a parking lot; 2) to plan for a future public pier; and 3) to plan for a future public restroom. He discussed three options for restroom locations offering pros and cons for each site. He recommended moving forward with a pier design after receiving direction from the January 12th Multi-Agency meeting, locating the public restroom at street level, and to submit the plans to construct a parking lot in 2011.

City Administrator Rob Karlinsey continued with an overview of two conceptual drawings; one that came about as a result of the Stakeholders meeting and the other from the city's consultant, Larry Lindel for a maximum over-water coverage pier. He then showed conceptual illustrations for three restroom locations. When considering the offer by Peter Stanley to pay for construction of a restroom adjacent to his storage shed, Mr. Karlinsey stressed that there are several issues to be resolved.

Senior Planner Jenn Kester explained that it would be difficult to move forward with permitting two alternatives; both would have to be completely designed which would be an added expense.

Council and staff discussed the results of locating the restroom other than adjacent to the Tides. Mr. Karlinsey recommended that the city enter into negotiations with Mr. Stanley for a long-term right of way use agreement.

Mayor Hunter opened the public hearing at 7:10 p.m.

Gary Glein – 3519 Harborview Drive. Mr. Glein encouraged Council to look at this site with the long-range use in mind. He recommended maximum marina uses and said he supports parking enhancements next year. He stressed that the January 12th meeting is very important and will guide the future design of a pier, as will the cost of construction.

David Morris. Mr. Morris said he would reserve his comments for later.

Peter Stanley – owner of the Tides Tavern. Mr. Stanley said if Council chooses to locate the restrooms other than adjacent to his shed and works with him to keep his structure on city property he would add a gable roof and new siding. He said that the information on the three restroom locations was well-presented by staff. He continued to explain that if he could come to a long-term agreement with the city to co-locate the restroom then there are several concerns to be addressed which would add to the design timeline.

There was discussion on locating the ridge-line of the roof to enhance the view corridor as much as possible.

Dr. Robert Martin – 5918 78th Ave NW. Dr. Martin supported the comments by Gary Glein for a multi-use pier, parking lot and public restroom. He said that the city doesn't have a fuel dock which is a short-coming; a fuel dock would make Gig Harbor a premier harbor. He encouraged Council to keep that use in mind.

David Morris. Mr. Morris stressed that only one design had been approved by the stakeholders. He said that he is representing the Morris Dock and they don't approve of the other conceptual design because it encroaches on the navigational channel. He said he tends to prefer co-locating the restroom with the Tides shed because Option 1 could be the future site for a fuel facility. He also said that the topography lends itself to underground tanks. He responded that either concept would work well with backing down.

Greg Lovrovich – 5210 72nd Ave NW. Mr. Lovrovich said that his concern is for the new pier to be functional for the fishermen. He explained that with the longer trailers, it should be a straight-down approach to the pier. He also said that the parking lot should allow room to turn around. He said he hopes to stay involved in the process.

Guy Hoppen – 8402 Goodman Drive. Mr. Hoppen said that he and Greg were co-founders of the pier committee years ago. He said that he isn't clear on the difference in the two conceptual drawings. He stressed that the design should ensure that the float is out past the 10 foot depth-line.

There were no further public comments and the hearing closed at 7:28 p.m.

Consultant Larry Lindel addressed several Council questions regarding the dock extending into the navigation lane, occupancy loads, public attendance allowed at the multi-agency meeting, and if a larger number of pilings is harder to permit.

Mayor Hunter said he thinks there is concurrence that the city should apply for the maximum over-water pier when they attend the January 12th meeting. He emphasized that there is no funding to construct a pier and it could be ten years before something is built. He recommended Option 2 keeping in mind multiple uses.

Councilmember Young stressed that the focus should be on size and not the design quite yet.

MOTION: Move to approve future public pier concept with maximized over-water coverage and open to future uses.
Payne / Malich – unanimously approved.

MOTION: Move to approve the parking lot design as permitted subject to the placement of the restroom
Ekberg / Conan – unanimously approved.

Mayor Hunter spoke in support of the Tides Tavern then voiced concern with placement of the restroom at the water. He talked about structural issues, the risk of soil contamination and public perception that it would be “the Tides’ restroom.” He continued to mention maintenance, hours of operation and high traffic as reasons that the restroom should be placed up at the street level. He said he discussed site distance concerns with a representative from The Threshold Group.

Councilmember Ekberg asked about the loss of parking stalls with the street location. He mentioned the attractiveness of Mr. Stanley’s offer to pay for a restroom. Rob Karlinsey clarified that it isn’t Mr. Stanley’s goal to build a restroom but to preserve his shed. Mr. Stanley is proposing that if he can obtain a long-term lease on the shed he will “pretty up” his shed and would be willing to financially participate with the city to bring a restroom to the site even though it’s not co-located with the shed.

Peter Stanley said that you can’t see the restrooms from the street in Options 1 and 2. He said he understands the practicality of placement of the restroom at the top but it doesn’t look good as you drive down Soundview. He suggested that if the restroom is to be brought up to sidewalk level it could be placed across the street or closer to the merchants. He said he would be happy to be involved, and then added that he prefers Options 1 or 2 with placement just below grade.

Councilmember Young agreed with preserving the site line on this prominent parcel. He acknowledged the concerns brought up by the Mayor, but said the practicality of consolidation, the offer by Mr. Stanley to participate, and the fact that the Tides is a marketing draw lead him to support either Option 1 or 2.

Councilmember Payne asked for clarification on the stormwater access and engineered bulkhead.

Councilmember Conan said that Option 3 distracts from the view corridor and because of the financial conditions, Option 2 would allow the restroom to be built sooner. He said that he isn’t so concerned with the public perception or vandalism as this site will be watched more closely than some of the more remote public restrooms.

Councilmember Kadzik said that he strongly supports Option 2 for the financial support offered and the protection of the view corridor.

Councilmember Franich pointed out that until negotiations with Mr. Stanley take place we don’t know how much Option 2 will cost the city.

MOTION: Move to accept Option 2 provided we have an agreement with Mr. Stanley and that they minimize the obstruction of the view as much as possible.

Malich / Kadzik -

After further discussion, Councilmember Payne offered a friendly amendment to the motion that upon final negotiation of scope and cost sharing proposal with Mr. Stanley, the proposal will come back to City Council for final approval.

Councilmember Franich asked if the proposal is not acceptable if Council will reconsider options. Councilmembers concurred.

AMENDED MOTION: Move to accept option 2 provided we have an agreement with Mr. Stanley and that they minimize the obstruction of the view as much as possible. Upon final negotiation of scope and cost sharing proposal with Mr. Stanley, the proposal will come back to City Council for final approval.

Malich / Kadzik – unanimously approved.

NEW BUSINESS:

1. Approval of Planning Commission Work Program. Senior Planner Jenn Kester explained that three recommendations for order of consideration came from review of the program by the Mayor, the Planning and Building Committee, and the Planning Commission. The primary difference in the recommendation is where the private party application for amending the gross floor area in the C-1 zone falls.

MOTION: Move to accept the Mayor’s recommendation.
Ekberg / no second to the motion.

MOTION: Move to accept the Planning and Building Committee’s recommendation.
Conan / Kadzik – five voted yes. Councilmembers Ekberg and Malich voted no.

2. Public Hearing and Resolution – Six Year Transportation Improvement Program (TIP). Senior Engineer Emily Appleton introduced the information and provided a summary of the project list. She explained that recent suggestions presented to the Operations and Public Projects Committee were not consistent with the city’s Comprehensive Plan and could not be included.

Councilmember Young left the meeting at 8:14 p.m.

The Mayor opened the public hearing on the Six Year TIP at 8:16 p.m. No one came forward to speak and the hearing closed.

MOTION: Move to approve Resolution No. 853 adopting the 2011-2016 Six-Year Transportation Improvement Program.
Payne / Kadzik – unanimously approved.

3. Amendment to Eddon Boatyard Lease Agreement – GH Boatshop.
Councilmember Ekberg recused himself from the discussion due to a business association with the Gig Harbor Boatyard. He left the Council Chambers at this time.

City Administrator Rob Karlinsey presented the background for an amendment that would allow Gig Harbor Boatshop to negotiate the terms for use of a completed marine railway and dock. If acceptable terms cannot be reached, they may opt out of the 20-year lease. He described the proposed use of the float. Lita Dawn Stanton read the changes to the amendment proposed by the OPPs Committee.

Councilmember Franich said the OPPs Committee reached consensus but said he wanted to go on record with his concerns on disturbing the cap on the contaminated areas, equal access for all vessels, and the length of the lease. There was further discussion on what could occur on the remainder of the pier. Mr. Karlinsey suggested that the city may want to develop its own policy.

MOTION: Move to approve the Amendment to the Eddon Boatyard Lease Agreement with the amendments as proposed by the OPPs Committee.
Malich / Conan – unanimously approved.

Councilmember Ekberg returned to the Council Chambers.

STAFF REPORT:

1. Fire Inspection Update. Building / Fire Safety Director Dick Bower presented a brief history of the city's fire inspection program and efforts to continue these inspections. He said that Pierce County Fire Marshal's office would perform the service for \$50,000 a year; \$20,000 of that would be funded through a recent increase in the business license fee and the remainder from the General Fund. Another option is for the Pierce County Fire Protection District #5 to perform the service at the same cost. He asked Council for direction.

Councilmembers Franich and Kadzik both said they pay Pierce County \$50 a year for this inspection at their place of business and asked why the city should absorb this expense. There was discussion on the actual cost of inspections. Mr. Bower explained that in the past the city charged a \$40 fee but due to the unpopularity the charge was rescinded and the inspections were done for free.

Councilmember Ekberg said that in Tacoma the inspection fee is rolled into the business license fee. He said that the inspections are important and we should pursue the Pierce County option. Councilmember Conan said he would like to move forward with contracting with Pierce County and continue to explore other options. Mr. Bower

explained that he is talking to Kitsap County to come up with a hybrid program to reign in the cost and to focus on the most hazardous businesses.

Councilmember Malich voiced opposition to using General Fund dollars and said he supports such options as charging by square footage. Councilmember Payne said he favors moving forward with a contract with Pierce County and continue to explore options.

2. PEP-C Map Your Neighborhood Program. Dick Bower explained that the city discontinued contracting with Pierce County for emergency management and neighborhood preparedness. In order to bring back a neighborhood based emergency preparedness program he has been working with PEP-C and GHHS Senior Justin Bonnell to develop an alternative community volunteer-oriented program. He introduced Justin and gave an overview of the Map Your Neighborhood Program.

Justin Bonnell – Senior at Gig Harbor High School. Justin explained that he made this his Senior Project because it involves government. He attended Boys' State this summer and wanted to take what he learned and put it to work in this program. He said that the goal of Map Your Neighborhood is to develop an easy-to-use program. He has been working on the facilitator's guide to be used by the neighborhood leader to focus on what to do in the event of a disaster.

Mr. Bower praised Justin and his efforts saying this is something that will have lasting results. He announced that the first presentation for Spinnaker Ridge is coming in January and encouraged others to get their neighborhoods involved.

Rob Karlinsey thanked PEP-C and Dick for the great job he is doing in spite of declining revenues and resources.

3. Flood Control District. Rob Karlinsey announced that attorney Wayne Tanaka has filed an appeal on behalf of the city. Senior Engineer Jeff Langhelm attended a meeting by the Pierce County Boundary Review Board this morning, but he has not reported back the results. Mr. Karlinsey said that he believes that they voted to implement a \$5 per parcel planning fee.

4. Weekend Public Works Activities. Rob reported that the WWTP reported taking on 1.5 million gallons of water during yesterday's rainstorm and handled it well. The heavy rains caused a portion of the land bridge at the Cushman Trail north of Rosedale to become compromised. The trail is closed until the issue can be addressed through the County's contractor bond and temporary stabilization efforts.

5. Metagenics Ribbon Cutting this Friday at 11:00 a.m. Rob encouraged Council to attend.

PUBLIC COMMENT: None.

MAYOR'S REPORT / COUNCIL COMMENTS:

Mayor Hunter reported on the success of the Eddon Boat Ribbon Cutting Ceremony.

Councilmember Kadzik wished everyone a Merry Christmas and Happy New Year. He said that he and Councilmember Payne agree that Staff needs a lesson in negotiations because we gave away the farm today.

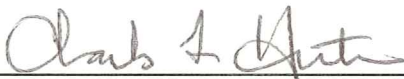
ANNOUNCEMENT OF OTHER MEETINGS:

1. Finance / Safety Committee – Mon. Dec 20th at 4:00 p.m.
2. No Council Meeting on December 27th.

ADJOURN:

MOTION: Move to adjourn at 8:55 p.m.
Conan / Malich – unanimously approved.

CD recorder utilized: Tracks 1002 – 1036



Charles L. Hunter, Mayor



Molly Towslee, City Clerk